RE RECORD BOOK 11456 PG. 625

2/3

# WARRANTY DEED

BOOK 11403 PG. 457

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26TH. DAY OF MARCH, 1999

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHELLY A. GARDNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 26, 2002

**THIS INSTRUMENT WAS PREPARED BY**
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Elizabeth W. Haldeman | North American Mortgage Company | 117-8-255 |
| (NAME) | (NAME) | |
| 1215 Battlefield Drive | 4301 Hillsboro Road, Suite 328 | 16DA05505 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | Nashville, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kathryn L. Bradford, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth W. Haldeman, an unmarried woman, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 34 on the Plan of Galecrest as of record in Plat Book 1424, Page 19, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Kathryn L. Bradford, unmarried by deed from Fred L. Sharp and wife, Patricia Sharp of record in Book 9837, Page 169 Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 1215 Battleground Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 26th day of March, 1999.

Kathryn L. Bradford
Kathryn L. Bradford

**THIS INSTRUMENT IS BEING RE-RECORDED FOR THE PURPOSE OF CORRECTING THE STREET ADDRESS.**

0581096
IDENTIF. & REFERENCE
RE-RECORD
99 APR 30 PM 4:38
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

99/04/30 0101 01CASH 10.00

0566580
IDENTIF. & REFERENCE
99 MAR 29 AM 10:05

99/03/29 0101 03CHECK 429.10

RE RECORD

STATE OF TENNESSEE BOOK 11456 PG. 626 BOOK 11403 PG. 458

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathryn L. Bradford, unmarried, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of March, 1999.

Commission expires:

Shelly A Gardner
Notary Public

SHELLY A. GARDNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 26, 2002